

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCELS 19A, 19B, 19C,
PB-6, PB-7, PB-8, PB-11, P-7, P-8, P-16, RE-6
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-55, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, the Emergency Tenants Council has expressed an interest in developing moderate income housing on Disposition Parcels 19A, 19B, 19C, PB-6, PB-7, PB-8, PB-11, P-7, P-8, P-16, and RE-6;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Emergency Tenants Council be and hereby is tentatively designated as redeveloper of Disposition Parcels 19A, 19B, 19C, PB-6, PB-7, PB-8, PB-11, P-7, P-8, P-16, and RE-6 subject to:

- (a) Formation of a Chapter 121A Corporation to take title to the land;
- (b) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (c) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (d) Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds; and
- (ii) A preliminary site plan indicating the number and composition of the units which can be developed on this site; and
- (iii) Evidence of financing commitments from banks or other lending institutions; and
- (iv) Proposed development schedule; and
- (v) Penalty bond in the total penal sum of \$100,000.00 in a form satisfactory to the Authority to insure adherence to the development schedule finally approved by the Authority.

2. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

3. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCELS 19A, 19B, 19C,
PB-6, PB-7, PB-8, PB-11, P-7, P-8, P-16, RE-6
SOUTH END URBAN RENEWAL AREA MASS. R-56

SUMMARY: This memorandum requests that the Authority tentatively designate the Emergency Tenants Council as the redeveloper of the above-captioned parcels in the South End Urban Renewal Area.

The Parcel 19 development area is composed of the above-captioned parcels and is bounded generally by Tremont Street to the north, Upton Street and Union Park Street to the east, Washington Street to the south and West Newton Street to the west.

Over the past several months the Emergency Tenants Council has worked closely with the staff of the Boston Redevelopment Authority in developing a major proposal for the redevelopment of the above-captioned parcels. This major development proposal (more specifically outlined in the attachment) will provide approximately 400 to 600 new dwelling units, 200 to 250 rehabilitated dwelling units as well as 25,000 to 40,000 square feet of commercial space and spacious recreational areas for both children and adults.

The Emergency Tenants Council is a non-profit organization presently being funded by the Cooperative Metropolitan Ministries, the Episcopal City Mission and Permanent Charities. The governing body of the Emergency Tenants Council is the steering committee composed of the following community residents: Sr. Victor Feliciano, Chairman; Sr. Gilberto Justiano, Vice-Chairman; Mrs. Helen Morton, Treasurer; Mrs. Judith Hall, Secretary; Rev. Chester Young; Sra. Paula Oyola; Sra. Marion Ayala; Sr. Luis Yulfo; Mrs. Vernazzini; and Sr. Luis Cacillar.

It is recommended that the Emergency Tenants Council be tentatively designated as the redeveloper of the above-captioned parcels in the South End Urban Renewal Area, with the understanding that they will form a non-profit Chapter 121A urban redevelopment corporation to take title to the land.

An appropriate resolution is attached.

Attachments

